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Board Secretary

AGENDA **SPECIAL MEETING** **ZONING BOARD OF ADJUSTMENT**

DATE: THURSDAY, AUGUST 10, 2023
TIME: 7:30 P.M. & 8:00 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL

THE FOLLOWING MATTER WILL BE HEARD:

- 1. ID# 2022-027 - 7:30P.M.**
Brothers Produce, LLC.
18-24 lake Avenue, B# 7111, L(S)# 5, 6, 7, 8 & 9

The applicant proposes a (4) four-story building to accommodate eighty-one (81) residential units and commercial building on the same side with ground floor parking. The applicant purposes eleven (11) one-bedroom and sixteen (16) two-bedroom apartments on the 2nd, 3rd and 4th floors. The applicant proposes a front yard setback on Knickerbocker Ave of 0.88'ft whereas 20' ft. is required. The applicant proposes a front yard setback on Lake Avenue of 0.69'ft. whereas 4'ft. is required. The applicant proposes a side yard setback of 0'ft whereas 14'ft. are required. The applicant proposes building coverage at 70.77% whereas 40% is permitted. The applicant proposes 153 parking spaces plus 16 EV parking credits whereas 156 are required. This includes 1 lower level parking garage.

Requires Site Plan Approval, Bulk Variances, Use Variance and "D" Variance
ADJOURNED FROM JUNE 22, 2023

- 2. ID# 2022-074 - 8:00P.M.**
Garrett Street Development, LLC
93 Garrett Street, B# 5301, L(s)# 28.05

The applicant proposes a new (3) three-story structure to accommodate (2) two-residential units. The applicant proposes one (1) three-bedroom on the 2nd and 3rd floors with ground floor parking. The applicant proposes a lot area of 3,330 sf. whereas 5,000 sf. is required. The applicant proposes a lot width of 33.33 ft. whereas 5'ft. is required. The applicant proposes a side yard setback of 4.5 ft. whereas 20'ft. is required. The applicant proposes a side yard setback for both sides at 9.3 ft. whereas 24'ft. is required. The applicant proposes (3) three-stories whereas (2) two-stories are permitted. The applicant proposes lot coverage at 55.7% whereas 40% is permitted.

Requires Site Plan Approval, Bulk Variances and Use Variance
- FIRST APPEARANCE

Maps and documents in support of the above applications are available for public inspection by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:00 p.m., Monday-Friday. Please contact Mayra Torres-Arenas, Board Secretary, at 973-321-1343 or via e-mail at mtorres@patersonnj.gov for an appointment.

JOYED ROHIM, CHAIRMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY